

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		CORNELL ST, ARLINGTON

## OWNERSHIP

Owner 1:	KIM YOKANG		
Owner 2:			
Owner 3:			
Street 1:	34 PARK ST		
Street 2:			
Twn/City:	MALDEN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02148	Type:	

## PREVIOUS OWNER

Owner 1:	DA SILVA FILHO VITORIO & -		
Owner 2:	DA SILVA DANIELLE E -		
Street 1:	14 CORNELL ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1146 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	458,300	3,200		461,500
Total Card	0.000	458,300	3,200		461,500
Total Parcel	0.000	458,300	3,200		461,500
Source: Market Adj Cost		Total Value per SQ unit /Card:	402.71		/Parcel: 402.7

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	458,300	3200	.		461,500		Year end	12/23/2021
2021	102	FV	444,900	3200	.		448,100		Year End Roll	12/10/2020
2020	102	FV	438,200	3200	.		441,400	441,400	Year End Roll	12/18/2019
2019	102	FV	475,600	3200	.		478,800	478,800	Year End Roll	1/3/2019
2018	102	FV	420,000	3200	.		423,200	423,200	Year End Roll	12/20/2017
2017	102	FV	382,400	3200	.		385,600	385,600	Year End Roll	1/3/2017
2016	102	FV	382,400	3200	.		385,600	385,600	Year End	1/4/2016
2015	102	FV	367,700	3200	.		370,900	370,900	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2020	Mail Update	JO	Jenny O
5/30/2018	Measured	DGM	D Mann
6/7/2004	External Ins	BR	B Rossignol
3/4/2000	Mailer Sent		
2/28/2000	Measured	263	PATRIOT
8/26/1993		EK	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

ed	Alt	%	Spec	J	Fact	Use Value	Notes
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[illegible]

Spl Credit	Total:
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Parcel LUC: 102	Condo	Prime NB Desc	CONDO
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Total:		Spl Credit		Total:	
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Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES	
Kits: 1	Rating: Average
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	56.000000000
Name:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 6			BR	s: 2		Bath	s: 1		HB

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AG - Avg-Good	26.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	26.4%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	403.516
Other Features:	56500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622715
Depreciation:	164397
Depreciated Total:	458318

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 040.A-0003-0014.0

[illegible]

More: N	Total Yard Items:	3,200	Total Special Features:		Total:	3,200
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,146	403.520	462,420
Net Sketched Area:		1,146	Total:	462,420
Size Ad	1146	Gross Area	1146	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
29						
29						
46						

## IMAGE

**AssessPro** Patriot Properties, Inc

